

64-1-18 ✓
57-65TRANSFER
TAX
PAIDWARRANTY DEED

017557

J. SCOTT BOLDUC and PENNY S. BOLDUC of Waterville, County of Kennebec and State of Maine for consideration paid, grant to RONALD A. JOSEPH and ELIZABETH J. ANTHONY of Shirley, County of Piscataquis and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land together with the buildings and improvements erected thereon, located on the northerly side of Johnson Heights, so-called, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Starting at a point in the northerly line of Johnson Heights and in the southerly line of Lot Number 11 as indicated on a Plan of Johnson Heights recorded in the Kennebec County Registry of Deeds in Plan Book 12, at Page 26A, said point being thirty-five (35) feet westerly from the point of intersection of the easterly line of Lot Number 11 with Johnson Heights; thence to the north and keeping parallel with the easterly line of Lot Number 11 a distance of one hundred (100) feet to the northerly line of Lot Number 11; thence to the east along the northerly line of Lot Number 11 and the northerly line of the adjoining Lot Number 9 a distance of seventy (70) feet; thence to the south and parallel with the easterly line of Lot Number 11 as shown on said Plan a distance of one hundred (100) feet to the northerly line of Johnson Heights; thence along the northerly line of Johnson Heights a distance of seventy (70) feet to the point of beginning.

The above described parcel of land comprises the easterly half of Lot Number 11 and the westerly half of the adjoining Lot Number 9 on the above referred to Plan as bisected by lines drawn in a generally north and south direction.

THIS CONVEYANCE IS SUBJECT to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than thirty feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than ten thousand dollars (\$10,000.00). The garage, unless built as part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Being the same premises conveyed to J. Scott Bolduc and Penny S. Bolduc by warranty deed from Bernard J. Marsh

and recorded in the Kennebec County Registry of Deeds in
Book 2612, Page 100.

WITNESS our hands and seals this 5th day of August, 1988.

Robert B. Davis

witness

J. Scott Bolduc
J. SCOTT BOLDUC

Robert B. Davis

witness

Penny S. Bolduc
PENNY S. BOLDUC

THE STATE OF MAINE
Kennebec, ss.

August 5th, 1988

Then personally appeared the above named J. SCOTT BOLDUC and PENNY
S. BOLDUC and acknowledged the foregoing instrument to be their
free act and deed.

Before me,

Robert B. Davis
Notary Public

Robert B. Davis

RECEIVED KENNEBEC SS.

1988 AUG -9 AM 9:00

TEST: Robert B. Davis
REGISTER OF DEEDS.